

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Stretton Close, Longton, Stoke-On-Trent, ST3 1NP

£160,000

- Watch Our Online Video Tour
- Three Bedrooms
- Ground Floor W/C
- UPVC Double Glazing
- Quiet Cul-De-Sac Location
- Spacious Lounge
- Driveway For Off Road Parking
- Combi Boiler

This three-bedroom semi-detached property offers a comfortable and practical living space, ideal for families and first-time buyers alike. Situated in a quiet cul-de-sac in the popular residential area of Longton, the home combines traditional charm with modern convenience.

The ground floor comprises a welcoming entrance space, a spacious lounge, and a practical kitchen-diner with patio doors opening out into the enclosed garden. There is also a ground floor WC!

Upstairs, the property features three generously sized bedrooms, each offering comfortable living space. The family bathroom is fitted with a pleasant suite and also has a useful storage cupboard.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles. The rear garden is enclosed and offers a private space for outdoor activities and relaxation

Stretton Close is situated in a sought-after area of Longton, close to local amenities, schools, and public transport links. The property offers easy access to the A50 and A500, providing excellent road links to Stoke-on-Trent and beyond. This home presents an excellent opportunity for those seeking a well-located property with spacious accommodation. Early viewing is highly recommended to fully appreciate all that this property has to offer.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator.

LIVING ROOM

15'03 x 13'09 (4.65m x 4.19m)

UPVC double glazed window. Fitted carpet. Two radiators. Stairs to the first floor.

KITCHEN/ DINER

15'02 max x 9'06 (4.62m max x 2.90m)

UPVC double glazed patio doors into the door. UPVC double glazed window. Vinyl floor. Radiator. Range of base units and wall cupboards. Integrated electric oven and gas hob. Integrated fridge freezer. Baxi combi boiler. Part tiled walls.

W/C

WC, Wash basin. Vinyl floor. Radiator.

FIRST FLOOR

LANDING

Fitted carpet. Access to the loft.

BEDROOM ONE

12'01 x 8'06 (3.68m x 2.59m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

11'03 x 8'06 max (3.43m x 2.59m max)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

7'11 x 7'05 (2.41m x 2.26m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

8'06 max x 6'04 max (2.59m max x 1.93m max)

UPVC double glazed window. Vinyl floor. Radiator. W/C. Wash basin. Bath tub. Part tiled walls. Store cupboard

OUTSIDE

To the front of the property there is a small paved area. Lawns. The garden is fully enclosed.

At the front of the property there are manageable gardens and a driveway for off road parking

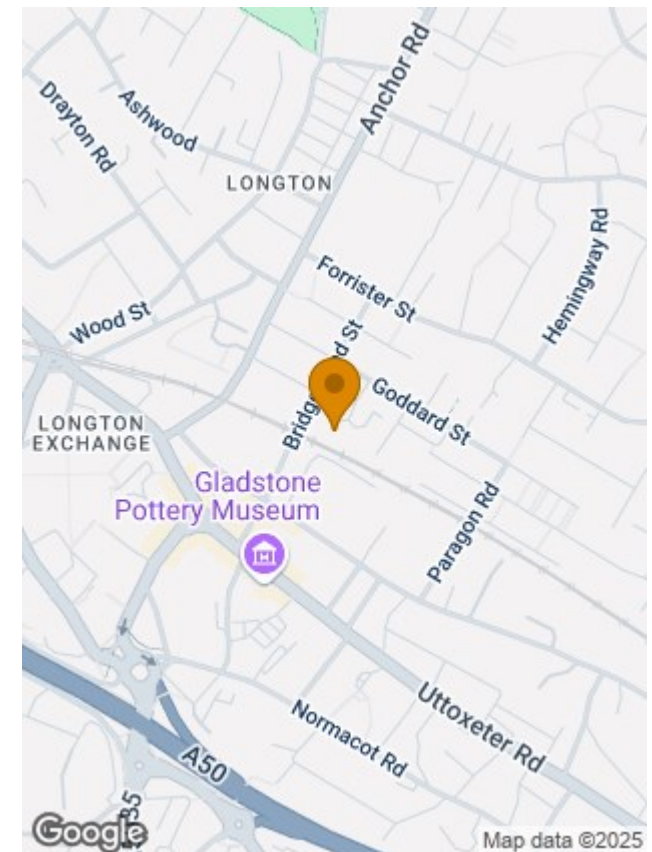
ESTATE FEES

There is a property management fee payable of approximately £259.00 per annum for this property. The payment covers the common areas on the estate for gardening, street lighting, etc.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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